

Attorney or Party Name, Address, Telephone and Fax Number, and CA State Bar Number Karen Sue Naylor P.O. Box 504 Santa Ana, CA 92702-0504 (949) 262-1748 (telephone) (714) 708-3949 (facsimile)  Chapter 7 Trustee	FOR COURT USE ONLY <div style="border: 2px solid black; padding: 10px; text-align: center;"> <b>FILED</b>  <b>NOV - 5 2004</b>  <small>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk</small> </div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	CASE NO: SA 04-12813 RA
In re:  <b>ERIC O. SWENSON,</b> Debtor.	

### NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: <b>December 2, 2004</b>	Time: <b>10:30 a.m.</b>
Location: <b>411 West Fourth Street, Courtroom 6C, Santa Ana, California 92701</b>	

Type of Sale: ☒ Public    ☐ Private    Last date to file objections: **November 18, 2004**  
 Description of Property to be Sold: **Single family residence located at 175 North Cambridge Street, Orange, California 92866**

Terms and Conditions of Sale: **"As is" without warranties of any kind. Buyer is to have no contingencies. Sale is subject to Bankruptcy Court Approval. Deposit is refundable only if Court accepts overbid or Trustee is unable to complete the sale. Escrow to close within ten (10) days of entered order approving sale.**

Proposed Sale Price: **\$524,900.00**

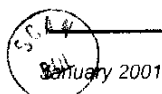
Overbid Procedure (If Any): **Initial overbid of \$5,000.00 and \$1,000.00 increments thereafter; a deposit of at least \$15,747.00 must be deposited with Trustee by 4:00 p.m. the second business day prior to scheduled sale date together with proof of ability to perform.**

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:  
**December 2, 2004 at 10:30 a.m. at 411 West Fourth Street, Courtroom 6D, Santa Ana, California 92701**

Contact Person for Potential Bidders (include name, address, telephone, fax and/or email address):

**Clarence Yoshikane**  
**Prudential California Realty**  
**2405 McCabe Way**  
**Irvine, CA 92614**  
**(949) 794-5724      Fax (949) 553-9799**

Date: **November 5, 2004**



*Handwritten: MK 55*